

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
HOLLY HILLS WATER AND SANITATION DISTRICT AND  
THE BOARD OF DIRECTORS OF THE WATER UTILITY  
ENTERPRISE  
HELD  
February 18, 2026**

A Regular Meeting of the Board of Directors of the Holly Hills Water and Sanitation District and the Board of Directors of its Water Activity Enterprise (referred to hereafter as “Board”) was convened by Zoom video conference and telephone conference call on Wednesday, February 18, 2026 at 7:00 p.m. The Zoom meeting and call-in information were listed in the meeting notice posted by the District and the public was able to attend the meeting by Zoom or telephone call if they so desired.

**ATTENDANCE**

**Directors in Attendance Were:**

Thomas Thomasson  
Scott Kemmeries  
Chris Carroll  
Liv Haugen  
Jim DiPaolo

**Also In Attendance Were:**

Justin Janca; Public Alliance, LLC  
Timothy J. Flynn, Esq.; Ireland Stapleton Pryor & Pascoe, PC  
Mike Bakarich; Moraine Bakarich CPAs  
Will Raatz; W2 Engineers, LLC

**ADMINISTRATIVE  
MATTERS**

**Agenda:** Director Thomasson, noting that a quorum of the Board was present, called the meeting to order and reviewed the Agenda with the Board.

Following discussion, upon a motion duly made by Director Kemmeries, seconded by Director Carroll and, upon vote unanimously carried, the Agenda was approved, as presented.

**Minutes:** The Board reviewed the minutes of the January 21, 2026 Regular Meeting.

Following discussion and review, upon a motion duly made by Director DiPaolo, seconded by Director Haugen and, upon vote unanimously

## **RECORD OF PROCEEDINGS**

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carried, the Board approved the minutes of the January 21, 2026 Regular Meeting, as amended.

**Appointment of Officer:** Following discussion, upon a motion duly made by Director Carroll, seconded by Director Thomasson and, upon vote unanimously carried, the Board appointed Jim DiPaolo to the position of Assistant Secretary.

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### **PUBLIC COMMENT**

No public comment.

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### **OPERATIONS**

**Operations Report:** Nothing was presented.

**Managers' Report:** Mr. Janca discussed liens released and distribution of documents recording a lien release from 2018. Directors requested an update on outstanding liens be presented at the next meeting. Mr. Janca also discussed filing of statutorily required documents, work on reduction of number of GIS licenses and distribution of boundary map per City of Denver request. Mr. Raatz noted that TST Infrastructure may have a copy of the map in GIS format on file.

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### **ENGINEERING**

**Engineers Report:** Mr. Raatz discussed coordination of improvements in the southern portion of the District to align with the disturbance created by the High Line Canal improvement project. That window is estimated to be open between 10/2026 and 01/2027 and will involve ~500' of work. Director Haugen asked about a pavement moratorium and the cost of a second bid packet. Mr. Raatz responded the work would disturb the pavement before conclusion of the City's project and early initiation of the project would avoid disturbing the pavement twice. A second bid packet would be a nominal expense and would be cash funded by the District. If the District were not to split the bid into two phases, it would require the District to have full funding for the project or engage a contractor willing to agree to begin a partially funded project, which is highly unlikely. The total cost of this phase is estimated to be ~\$500k. Mr. Raatz stated the High Line Canal project is moving quickly and it would be in the District's best interest to act quickly should the opportunity arise. Cost estimate will be available before going out to bid and Flatirons Inc. will investigate the inverts. Mr. Bakarich stated the District's reserves are at \$2 million, so this portion of the project can be self-funded.

Mr. Raatz updated the Board on SRF Loan process, noting the project is eligible for SRF funding and the next step is submittal of a Project Needs Assessment.

## **RECORD OF PROCEEDINGS**

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Mr. Raatz also noted that Area 3 maintenance is scheduled for 2026 and reported on inspection videos provided by Ramey Environmental. One item of concern was a large root ball that prevented further inspection. Mr. Raatz noted that Ramey Environmental will provide an update on the issue's resolution. Discussion continued regarding responsibility, with Mr. Flynn noting that the District's Rules and Regulations designate service lines as the responsibility of property owner, with District ownership occurring after the point of connection to the main.

Mr. Raatz continued that stagnant water was observed in a line along Krameria, attributing cause to a slope issue. A request was made to add additional survey work to the scope of the Flatirons Inc contract to inspect the manhole inverts and refresh utility locations.

Following discussion, upon a motion duly made by Director Carroll, seconded by Director Kemmeries and, upon vote unanimously carried, the Board approved additional work to be completed by Flatirons Inc., contingent upon completed ICA addendum.

**Further Discussion on January 2026 Engineers Report:** None.

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### **LEGAL MATTERS**

**Legislation Affecting Special Districts:** Mr. Flynn reported that he will stay abreast of new legislation that has been introduced and will update the Board as necessary. Mr. Flynn notes that at this time, none of the proposed legislation is mature enough to be pertinent to the District.

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### **FINANCIAL MATTERS**

**Accounts Payable:** Mr. Bakarich reviewed the accounts payable list with the Board for the period ending January 21, 2026.

Mr. Bakarich noted the payment to Metro is included as it is due in March, but before the next meeting. Mr. Kemmeries noted that payment to Morain Bakarich failed and Mr. Bakarich will investigate. Mr. Bakarich also noted that the ESRI payment of \$1800 is to be withheld and a \$2,100 Flatirons invoice included, bringing the amended total to \$102,134.73

Following discussion, upon motion duly made by Director DiPaolo, seconded by Director Haugen and, upon vote unanimously carried, the Board approved the accounts payable, in the amount of \$102,134.73, as amended.

Director Kemmeries noted payment to Morain Bakarich was returned to the District and has not cleared. Mr. Bakarich confirmed that he will investigate.

